

**TOWNSHIP OF CLINTON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

**ORDINANCE
#1225-2026**

AN ORDINANCE OF THE TOWNSHIP OF CLINTON IN HUNTERDON COUNTY, NEW JERSEY AMENDING CHAPTER 165 OF THE “CODE OF THE TOWNSHIP OF CLINTON” TO ADD THERETO THE AH-12 AFFORDABLE HOUSING REDEVELOPMENT DISTRICT, AS CALLED FOR IN THE “3 GRAYROCK ROAD NON-CONDEMNATION REDEVELOPMENT PLAN” ADOPTED ON AUGUST 13, 2025 PURSUANT TO ORDINANCE #1215-2025

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Mayor and Council of the Township of Clinton on August 13, 2025 adopted by ordinance a redevelopment plan entitled “3 Grayrock Road Non-Condemnation Redevelopment Plan, Block 74, Lot 19, Township of Clinton, Hunterdon County, New Jersey,” prepared by Thomas M. Behrens, Jr., PP, AICP of Burgis Associates and dated July 21, 2025 (the “Plan”) as the redevelopment plan for a portion of the Grayrock Road Non-Condemnation Area in Need of Redevelopment, specifically, the parcel located at 3 Grayrock Road and designated on the Clinton Township tax maps as Block 74, Lot 19 (see Ordinance #1215-2025); and

WHEREAS, section 3.1 of the Plan states that the Mayor and Council’s adoption of Ordinance #1215-2025 shall effectuate an amendment to the Township’s zoning map to establish the “AH-12 Affordable Housing Redevelopment District” within the Grayrock Road Non-Condemnation Area in Need of Redevelopment comprising the parcel to which the Plan applies; and

WHEREAS, the Mayor and Council now wish to formally codify the AH-12 Affordable Housing Redevelopment District by adding it to the list of zoning districts set forth in section 165-85 of the Code and by establishing a new article in Part 7 of Chapter 165 referencing the regulations contained in the Plan;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Clinton, County of Hunterdon, State of New Jersey as follows:

1. The preamble to this ordinance is hereby incorporated as if fully restated herein.
2. Section 165-85, “Establishment of districts” in Chapter 165, “Land Use Regulations” of the “Code of the Township of Clinton” (“Code” or “Township Code”) is hereby amended by adding to the list of zone districts the “AH-12 Affordable Housing Redevelopment District.”
3. Part 7, “Zoning Regulations” of Chapter 165 of the Code is hereby amended by adding thereto new article XXIII entitled “AH-12 Affordable Housing Redevelopment District,” which shall read as follows:

Article XXIII. AH-12 Affordable Housing Redevelopment District

See the redevelopment plan entitled "3 Grayrock Road Non-Condemnation Redevelopment Plan, Block 74, Lot 19, Township of Clinton, Hunterdon County, New Jersey" prepared by Thomas M. Behrens, Jr., PP, AICP of Burgis Associates and dated July 21, 2025, a copy of which is on file in the Office of the Township Clerk and is included among the attachments to Chapter 165.

- 4.A copy of the 3 Grayrock Road Non-Condemnation Redevelopment Plan shall be included among the attachments to Chapter 165 of the Code.
- 5.The Schedule of Zoning Requirements referred to in section 165-86 of the Code and the Township zoning map shall be updated as needed to include the AH-12 Affordable Housing Redevelopment District.
- 6.All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.
- 7.If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.
- 8.This ordinance shall take effect 20 days after its final passage in accordance with N.J.S.A. 40:69A-181.

Jeffrey J. Jotz, Acting Township Clerk

Hon. Brian K. Mullay, Mayor

Introduced: February 11, 2026

Public hearing:

Adopted:

The foregoing ordinance was introduced on first reading at the February 11, 2026 meeting of the Mayor and Council of the Township of Clinton. It will be further considered for final passage following a public hearing thereon to be held on _____, 2026 at 7:00 p.m., on the third floor of the Clinton Township Public Safety Building, 1370 Route 31 North, Annandale, NJ 08801, at which time and place

anyone from the public wishing to be heard will be permitted to ask questions or offer comments regarding the ordinance. During the week prior to and up to and including the date of such meeting and public hearing, copies of the full ordinance will be available at no cost during regular business hours in the Office of the Township Clerk for members of the public who shall request a copy of same. The ordinance will also be available on the Township's website at <https://clintontwpnj.gov>.

The purpose of the ordinance is to add the AH-12 Affordable Housing Redevelopment District to the Code of the Township of Clinton and the Clinton Township zoning map pursuant to the "3 Grayrock Road Non-Condemnation Redevelopment Plan" adopted by the Mayor and Council on August 13, 2025 (see Ordinance #1215-2025).